

for lease

1144 LOS VALLECITOS BLVD

 **BICYCLE WAREHOUSE**

PURE HOCKEY

PERFORMANCE SALE

1144 LOS VALLECITOS BLVD | SAN MARCOS, CA | 92069

EXCLUSIVE BROKER



**CUSHMAN &
WAKEFIELD**



±5,201 SF RETAIL SPACE

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Pop (2025)	12,306	94,984	199,226
AHH Income	\$109,024	\$142,518	\$157,528
Daytime Pop.	14,226	49,642	98,354

TENANTS IN THE AREA



PROPERTY HIGHLIGHTS

- Excellent visibility from Highway 78, a major North County arterial, ±143,960 ADT.
- Located nearby CSU San Marcos & Palomar College with a combined enrollment of ±46,506 students.
- Site is well-positioned in the heart of the San Marcos furniture & design district.

TRAFFIC COUNTS

- N. Las Posas Rd: 28,583 ADT
- Grand Ave: 24,413 ADT
- Hwy 78: 143,960 ADT

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SITE PLAN

SUITE	TENANT	SQ. FT.
A/B	AVAILABLE	5,201
C/D	Pure Hockey	
E/F	Bulls Grills & Spas	
G/H	America's Finest Carpet Co.	



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AERIAL



DEMOGRAPHICS

1 Mile

Demographic and Income Profile

1144 Los Vallecitos Blvd, San Marcos, California, 92069

Ring: 1 mile radius



Latitude: 33.14340, Longitude: -117.18889

Summary	Census 2010	Census 2020	2025	2030
Population	10,745	12,728	12,306	12,809
Households	3,195	3,873	3,839	4,026
Families	2,171	-	2,569	2,681
Average Household Size	3.33	3.20	3.12	3.10
Owner Occupied Housing Units	1,311	-	1,351	1,369
Renter Occupied Housing Units	1,884	-	2,488	2,657
Median Age	30.8	-	34.1	35.9
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	0.80%	0.07%	0.30%	
Households	0.96%	0.33%	0.49%	
Families	0.86%	0.32%	0.44%	
Owner HHs	0.27%	0.49%	0.66%	
Median Household Income	2.71%	2.33%	2.57%	
Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$15,000	267	7.0%	236	5.9%
\$15,000 - \$24,999	196	5.1%	155	3.8%
\$25,000 - \$34,999	262	6.8%	216	5.4%
\$35,000 - \$49,999	387	10.1%	349	8.7%
\$50,000 - \$74,999	597	15.6%	569	14.1%
\$75,000 - \$99,999	541	14.1%	583	14.5%
\$100,000 - \$149,999	704	18.3%	793	19.7%
\$150,000 - \$199,999	426	11.1%	507	12.6%
\$200,000+	459	12.0%	618	15.4%
Median Household Income	\$83,046		\$94,920	
Average Household Income	\$109,024		\$122,756	
Per Capita Income	\$35,829		\$40,768	
Population by Age	Census 2010		2025	
	Number	Percent	Number	Percent
0 - 4	917	8.5%	668	5.4%
5 - 9	852	7.9%	673	5.5%
10 - 14	790	7.4%	811	6.6%
15 - 19	869	8.1%	856	7.0%
20 - 24	884	8.2%	1,102	9.0%
25 - 34	1,727	16.1%	2,227	18.1%
35 - 44	1,517	14.1%	1,705	13.9%
45 - 54	1,259	11.7%	1,424	11.6%
55 - 64	784	7.3%	1,231	10.0%
65 - 74	457	4.3%	840	6.8%
75 - 84	369	3.4%	435	3.5%
85+	320	3.0%	334	2.7%

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Source: Esri, U.S. Census

3 Mile

Demographic and Income Profile

1144 Los Vallecitos Blvd, San Marcos, California, 92069

Ring: 3 mile radius



Latitude: 33.14340, Longitude: -117.18889

Summary	Census 2010	Census 2020	2025	2030
Population	84,111	93,818	94,984	96,553
Households	28,059	31,005	31,994	32,898
Families	20,059	-	23,048	23,713
Average Household Size	2.96	2.94	2.88	2.85
Owner Occupied Housing Units	16,989	-	19,202	19,873
Renter Occupied Housing Units	11,070	-	12,792	13,024
Median Age	33.3	-	37.3	38.3
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	0.33%	0.07%	0.30%	
Households	0.56%	0.33%	0.49%	
Families	0.57%	0.32%	0.44%	
Owner HHs	0.69%	0.49%	0.66%	
Median Household Income	2.91%	2.33%	2.57%	
Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$15,000	1,791	5.6%	1,607	4.9%
\$15,000 - \$24,999	1,200	3.8%	948	2.9%
\$25,000 - \$34,999	1,374	4.3%	1,140	3.5%
\$35,000 - \$49,999	2,429	7.6%	2,094	6.4%
\$50,000 - \$74,999	4,069	12.7%	3,633	11.0%
\$75,000 - \$99,999	3,674	11.5%	3,478	10.6%
\$100,000 - \$149,999	5,686	17.8%	5,813	17.7%
\$150,000 - \$199,999	4,497	14.1%	5,006	15.2%
\$200,000+	7,274	22.7%	9,177	27.9%
Median Household Income	\$109,505		\$126,414	
Average Household Income	\$142,518		\$158,778	
Per Capita Income	\$47,831		\$53,888	
Population by Age	Census 2010		2025	
	Number	Percent	Number	Percent
0 - 4	6,736	8.0%	5,157	5.4%
5 - 9	6,279	7.5%	5,649	5.9%
10 - 14	5,813	6.9%	6,199	6.5%
15 - 19	6,490	7.7%	7,089	7.5%
20 - 24	6,572	7.8%	7,072	7.4%
25 - 34	12,126	14.4%	13,612	14.3%
35 - 44	12,640	15.0%	12,459	13.1%
45 - 54	10,589	12.6%	12,075	12.7%
55 - 64	7,560	9.0%	10,568	11.1%
65 - 74	4,458	5.3%	8,209	8.6%
75 - 84	3,182	3.8%	4,922	5.2%
85+	1,667	2.0%	1,971	2.1%

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Source: Esri, U.S. Census

DEMOGRAPHICS (cont.)

5 Mile

Demographic and Income Profile

1144 Los Vallecitos Blvd, San Marcos, California, 92069

Ring: 5 mile radius



Latitude: 33.14340, Longitude: -117.18889

Summary	Census 2010	Census 2020	2025	2030		
Population	177,852	197,335	199,226	201,665		
Households	61,807	67,751	69,805	71,414		
Families	44,134	-	50,315	51,533		
Average Household Size	2.85	2.86	2.80	2.77		
Owner Occupied Housing Units	40,822	-	46,300	47,734		
Renter Occupied Housing Units	20,985	-	23,505	23,680		
Median Age	36.3	-	40.1	40.9		
Trends: 2024-2029 Annual Rate	Area	State	National			
Population	0.24%	0.07%	0.30%			
Households	0.46%	0.33%	0.49%			
Families	0.48%	0.32%	0.44%			
Owner HHS	0.61%	0.49%	0.66%			
Median Household Income	3.01%	2.33%	2.57%			
Households by Income		2025	2030			
		Number	Percent	Number	Percent	
	<\$15,000	3,397	4.9%	3,065	4.3%	
	\$15,000 - \$24,999	2,236	3.2%	1,763	2.5%	
	\$25,000 - \$34,999	2,716	3.9%	2,233	3.1%	
	\$35,000 - \$49,999	4,709	6.7%	3,982	5.6%	
	\$50,000 - \$74,999	7,987	11.4%	7,019	9.8%	
	\$75,000 - \$99,999	7,489	10.7%	6,933	9.7%	
	\$100,000 - \$149,999	12,707	18.2%	12,644	17.7%	
	\$150,000 - \$199,999	10,297	14.8%	11,093	15.5%	
\$200,000+	18,266	26.2%	22,681	31.8%		
Median Household Income		\$120,699		\$139,984		
Average Household Income		\$157,528		\$174,685		
Per Capita Income		\$55,481		\$62,161		
	Census 2010		2025	2030		
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	12,950	7.3%	10,561	5.3%	10,527	5.2%
5 - 9	12,499	7.0%	11,966	6.0%	11,235	5.6%
10 - 14	11,961	6.7%	12,796	6.4%	12,486	6.2%
15 - 19	12,494	7.0%	13,169	6.6%	12,729	6.3%
20 - 24	12,159	6.8%	12,322	6.2%	11,861	5.9%
25 - 34	23,646	13.3%	25,968	13.0%	26,460	13.1%
35 - 44	25,845	14.5%	26,365	13.2%	26,421	13.1%
45 - 54	24,618	13.8%	25,243	12.7%	25,791	12.8%
55 - 64	18,694	10.5%	23,714	11.9%	22,940	11.4%
65 - 74	11,074	6.2%	20,040	10.1%	20,880	10.4%
75 - 84	7,944	4.5%	12,500	6.3%	14,685	7.3%
85+	3,968	2.2%	4,582	2.3%	5,651	2.8%



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Vince Provenzano

+1 760 431 4212

vince.provenzano@cushwake.com

LIC #01926894

Phil Lyons, CCIM

+1 760 431 4210

phil.lyons@cushwake.com

LIC #01093731

Chad Iafrate, CCIM

+1 760 431 4234

chad.iafrate@cushwake.com

LIC #01329943



12830 El Camino Real, Suite 100
San Diego, CA 92130
cushmanwakefield.com